

THE CITY OF NORFOLK



To the Honorable Council
City of Norfolk, Virginia

January 11, 2022

From: George M. Homewood
Director of Planning

Subject: Conditional Use Permit - 9568 16th
Bay Street, LLC

Reviewed:

Ward/Superward: 5/6

Patrick Roberts, Deputy City
Manager

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: C-6

I. **Recommendation:** By a vote of **6 to 0**, City Planning Commission recommends **approval** of this application.

II. **Applicant:** 9568 16th Bay Street LLC

III. **Description:**

- The request is for a Conditional Use Permit to allow an existing six-unit apartment building to operate as a Short-Term Rental (STR).
- The site is located on the east side of 16th Bay Street south of Pleasant Avenue two blocks south of the Chesapeake Bay.

IV. **Analysis:**

- This site is approximately 5,100 square feet in area and is developed with a four-unit apartment building and associated parking.
- Under R-C zoning, apartment buildings with four or more dwelling units are required to obtain a Conditional Use Permit (CUP) before operating as Short-Term Rentals.
- There are four, two-bedroom units and the maximum number of overnight guests that would be allowed is eight (8), or two to a bedroom.
- The applicant is required to make several site improvements:
 - The existing driveway apron shall be repaired.
 - Landscaping shall be installed along the north and west sides of the driveway.
- The applicant shall maintain an exterior security camera facing the parking lot in working condition at all times the property is rented.
- The applicant shall use remote entry for all guests and shall change the access code between stays.

V. Historic Resources Impact: N/A

VI. Public Schools Impacts: N/A

Supporting Material:

- Ordinance Exhibit A (PDF)
- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Application (PDF)
- Zoning Map (PDF)
- STR Map (PDF)
- Property Owners_300ft (PDF)
- Email to East Ocean View Civic League (PDF)



City Planning Commission Public Hearing: December 16, 2021

Executive Secretary: George M. Homewood, FAICP, CFM

A handwritten signature in black ink, appearing to read "G. Homewood".

Staff Planner: Robert Brennan

A handwritten signature in black ink, appearing to read "Robert Brennan".

Staff Report	Item No. 6
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Address	9568 16 th Bay Street	
Applicant	9568 16 th Bay Street LLC	
Request	Conditional Use Permit	Short Term Rental (Vacation Rental)
Zoning	R-C (Residential Coastal)	
Neighborhood	East Ocean View	
Surrounding Area	North	R-C: Apartment
	East	R-C: Apartment, Single-family home
	South	R-C: Single-family home
	West	R-C: Apartment
Staff Recommendation	Approval subject to conditions	



A. Executive Summary

- The site is located on the east side of 16th Bay Street south of Pleasant Avenue and two blocks south of the Chesapeake Bay.
- The request is for a Conditional Use Permit to allow an existing four-unit apartment building to operate as a Short-Term Rental (STR).
- Given that the application complies with the requirements of the *Zoning Ordinance* and does not conflict with the objectives of *plaNorfolk2030* or the R-C district, staff recommends **approval**.

B. Plan Consistency

- The proposed use does not conflict with *plaNorfolk2030* which describes the Coastal Character district as an eclectic mix of housing types interspersed with neighborhood-scale commercial uses.
- *Vision 2100* places this site within the flood prone "Yellow Area" which recommends supporting proposals that will reduce density or allow property owners to recoup economic value that could be lost due to rising waters. Short-Term Rentals do not increase neighborhood density and are one way to recoup value, so the request does not conflict with the objectives of *Vision 2100*.

C. Zoning Analysis

i. General

- This site is approximately 5,100 square feet in area containing a four-unit apartment building and associated parking.

- Under R-C zoning, apartment buildings with four or more dwelling units are required to obtain a Conditional Use Permit (CUP) before operating as Short-Term Rentals.
- There are four, 2-bedroom units with the maximum number of overnight guests allowed of 16, or two to a bedroom.

ii. Impact to Neighborhood

- Trash, noise, and parking are the most frequent complaints staff receives regarding STRs. To address these issues, the following are standard CUP conditions:
 - *Trash*: The property owner will be required to hire a private waste removal service to promptly remove trash generated by guests during short-term rental stays and never more than 36 hours after the last guest has checked out. The conceptual site plan shows that the trash bins will be enclosed along the property's east side fence.
 - *Parking*: Four parking spaces are required, and the conceptual site plan shows six spaces.
 - *Noise*: Interior decibel meters shall be installed in the common areas of each unit.
 - *Security*: An exterior security camera shall be installed facing the parking area.
 - *Management*: The property owner will be immediately available to address any issues occurring on the site. The operator must conspicuously post a sign on the interior of each rental unit and the exterior of the property informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.
 - All STRs carry an expiration of two years. The applicant would need to reapply to continue to operate as a STR.

iii. Lotting Analysis

- East Ocean View is a revitalizing neighborhood, and it is important to ensure that the renovation of existing apartment buildings does not impede this revitalization. An analysis of 80 properties was conducted to determine the predominant housing pattern for the neighborhood and history of nearby development.

Block	Vacant	Single-Family	Duplex	Multi-family
9567 16 th Bay Street	13	14	10	3
Block Face to the west	3	4	2	6
Block Face to the East	1	4	8	8
Total	17	22	20	17

- 11 of the properties were developed since 2000.
- 11 of the 22 single-family homes were developed since 2000.
- While there is an emerging pattern of new single-family homes being built, there is no indication that these smaller multi-family structures are being redeveloped into single-family homes.
- The use of this property as a STR will not result in a change in the developed form (multi-family) for this property and will be in line with the predominant development pattern.

- There are approximately 42 legally operating STRs within a one-mile radius of 9568 16th Bay Street.
 - Three of these properties obtained conditional use permits, the remainder registered by- right.
 - The property across the street, 9567 16th Bay Street, is also applying for a conditional use permit to operate an existing apartment building as a short-term rental.

iv. Performance Standards

Short-Term Rental Unit, Vacation Rental – The provision of a dwelling unit, or any portion thereof, for rent to a guest for a minimum of one night but fewer than 30 consecutive nights when in the Coastal Character District and all owners of the property have their primary residence elsewhere.

- A Conditional Use Permit is required when the use:
 - Is not registered in accordance with Section 4.2.3.F(10)(e).
 - Is located in an R-C district and is in a single-family dwelling containing four or more bedrooms.
- No rental activity may commence unless the operator has obtained a Zoning Certificate (see *Zoning Ordinance* Section 2.4.14) and a business license.
- The use shall only be conducted in spaces constructed in compliance with the Virginia Uniform Statewide Building Code requirements for residential occupancy in place at the time of construction.
- The maximum term of any zoning certificate issued for the use shall be two years unless a shorter period is established as part of the Conditional Use Permit process.
- The maximum guest occupancy is two (2) persons to a bedroom; a total of no more than sixteen (16) guests staying in no more than eight (8) bedrooms at any one time.
- The operator of the vacation rental remains liable for all taxes that may be owed.
- Every STR unit (vacation rental) shall be made available to guests exclusively through one or more online booking platforms that provide, at minimum, listing services throughout all of the United States. If the operator elects to list the property on more than one such platform, then the listing on each platform shall be identical with respect to the type of short-term rental being offered, the number of rooms available, the number of guests that may be hosted, and the areas of the property available to guests.
- The operator shall conspicuously post a sign on the interior of each rental unit and the exterior of the property informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.

v. Development Standards

- **Site Improvements:** The applicant will be required to make the following improvements to the site:
 - The existing driveway apron shall be repaired.
 - Landscaping shall be installed along the north and west sides of the driveway and the plants shall consist of one of the following species:

- Shrubs: Red chokeberry (*Aronia arbutifolia*), Sweet pepperbush (*Clethra alnifolia*), Inkberry holly (*Ilex glabra*), Dwarf Yaupon holly (*Ilex vomitoria*), Waxmyrtle (*Morella cerifera*), Highbush blueberry (*Vaccinium corymbosum*), and/or Arrowwood (*Viburnum dentatum*).
- Trees: Black tupelo (*Nyssa sylvatica*), Eastern red cedar (*Juniperus virginiana*), Loblolly pine (*Pinus taeda*), American holly (*Ilex opaca*), Live oak (*Quercus virginiana*), and/or Southern magnolia (*Magnolia grandiflora*).
- **Parking:** Short-Term Rentals located in the Coastal Character District are required to provide one off-street parking space for each unit; four apartments require four spaces and six are provided.
- **Tree** **Canopy**
This site's existing tree canopy coverage likely complies with the new Tree Canopy requirements of the *Zoning Ordinance* and the addition of trees required as a site improvement will increase the tree canopy.

vi. Flood Zone

The site is located in the AE (High Risk) flood zone. All mechanical and electrical equipment shall be located at least 16" above the highest adjacent grade.

D. Mobility Analysis

The site is located within 1/4 of a mile of a Hampton Roads Transit Bus Stop on E. Ocean View Avenue.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Payment of Taxes

The owner of the property is current on all taxes.

G. Civic League

- The applicant met with the East Ocean View Civic League on September 30.
- Staff received a letter of support from the East Ocean View Civic League on October 5.

H. Communication Outreach/Notification

- Legal notification was placed in *The Virginian-Pilot* on December 2 and December 9.
- Letters were mailed to all property owners within 300 feet of the property on December 1.
- Notice was posted on the property on November 29.

I. Recommendations

The proposed use complies with the standards required by the *Zoning Ordinance* and does not conflict with *plaNorfolk2030*. Staff recommends **approval** subject to the conditions listed below:

- a) The operation of the principal use of Short-Term Rental Unit (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.

- b) No use of the property as a Short-Term Rental Unit (Vacation Rental) shall be permitted until a business license has been issued for the property. No business license shall be issued until all the following information and documentation has been provided to the City for the subject property and the provisions of conditions c) and d) are fully implemented on the site:
1. The name and phone number of a person to be contacted at any time to address emergencies or complaints about activity at the property.
 2. Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.
 3. Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.
 4. Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than \$300,000.
 5. All mechanical and electrical equipment shall be located at least 16" above the highest adjacent grade.
 6. The existing driveway apron shall be repaired.
 7. Landscaping shall be installed along the north and west sides of the driveway and the plants shall consist of one of the following species:
 - i. Shrubs: Red chokeberry (*Aronia arbutifolia*), Sweet pepperbush (*Clethra alnifolia*), Inkberry holly (*Ilex glabra*), Dwarf Yaupon holly (*Ilex vomitoria*), Waxmyrtle (*Morella cerifera*), Highbush blueberry (*Vaccinium corymbosum*), and/or Arrowwood (*Viburnum dentatum*).
 - ii. Trees: Black tupelo (*Nyssa sylvatica*), Eastern red cedar (*Juniperus virginiana*), Loblolly pine (*Pinus taeda*), American holly (*Ilex opaca*), Live oak (*Quercus virginiana*), and/or Southern magnolia (*Magnolia grandiflora*).
 8. There shall be one exterior security camera facing the parking area in working condition at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.
 9. The applicant shall use remote entry for all guests and shall change the access code between stays.
- c) The property owner shall stow all trash bins behind a solid fence at least four feet high.
- d) No fewer than six (6) off-street parking spaces shall be provided.
- e) The property owner shall ensure that the site is always free of debris and trash and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays and never more than 36 hours after the last guest has checked out.
- f) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.

- g) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.
- h) For the property authorized by this Conditional Use Permit, the operator shall obtain and maintain a current, active business license for the property at all times while in operation.
- i) Each unit must be rented by only one party at a time. No more than eight (8) bedrooms shall be made available for guests and no more than 16 sleeping guests are permitted to stay on the property at any one time.
- j) The operator shall not allow boarders.
- k) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while each property is being offered for short-term rentals.
- l) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. Landscaping on the property shall be tended and maintained in a healthy growing condition, kept free of trash and debris, and replaced when necessary.
- m) There shall be no parking on any unimproved surface.
- n) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

Supporting Material:

- Ordinance Exhibit A (PDF)
- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Application (PDF)
- Zoning Map (PDF)
- STR Map (PDF)
- Property Owners_300ft (PDF)
- Email to East Ocean View Civic League (PDF)

Form and Correctness Approved: *BAP*

Contents Approved:

By: _____
Office of the City AttorneyBy: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO
 AUTHORIZE SHORT-TERM RENTAL UNITS (VACATION RENTAL) ON
 PROPERTY LOCATED AT 9568 16TH BAY STREET.

- - -

Section 1:- That a conditional use permit is hereby granted authorizing the operation of Short-term Rental Units (Vacation Rental) in a single-family dwelling unit located at 9568 16th Bay Street.

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 50 feet, more or less, along the eastern side of 16th Bay Street beginning 75 feet, more or less, from the southern line of Pleasant Avenue; premises numbered 9568 16th Bay Street.

Section 3:- That the conditional use permit or permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

- (a) The operation of the principal use of Short-Term Rental Units (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.
- (b) No use of the property as Short-Term Rental Units (Vacation Rental) shall be permitted until a business license has been issued for the property. No business license shall be issued

until all the following information and documentation has been provided to the City for the subject property and the following improvements are fully implemented on the site:

- (1) The name and phone number of a person able to be on site within 20 minutes to be contacted at any time to address emergencies or complaints about activity at the property.
- (2) Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.
- (3) Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.
- (4) Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than \$300,000.
- (5) All mechanical and electrical equipment shall be located at least 16" above the highest adjacent grade.
- (6) The existing driveway apron shall be repaired.
- (7) Landscaping shall be installed along the north and west sides of the driveway as shown on the site plan attached hereto and marked as "Exhibit A," and the plants shall consist of any of the following species:
 - (i) Shrubs: Red chokeberry (*Aronia arbutifolia*), Sweet pepperbush (*Clethra alnifolia*), Inkberry holly (*Ilex glabra*), Dwarf Yaupon holly (*Ilex vomitoria*), Waxmyrtle (*Morella cerifera*), Highbush blueberry (*Vaccinium corymbosum*), Arrowwood (*Viburnum dentatum*).
 - (ii) Trees: Black tupelo (*Nyssa sylvatica*), Eastern Red Cedar (*Juniperus virginiana*), Loblolly Pine (*Pinus taeda*), American Holly (*Ilex opaca*),

Live Oak (*Quercus virginiana*), Southern
Magnolia (*Magnolia grandiflora*).

- (c) The applicant shall maintain an exterior security camera facing the parking area in working condition at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.
- (d) The applicant shall use remote entry for all guests and shall change the access code between guest stays.
- (e) The property owner shall provide an opaque enclosure at least four (4) feet in height to conceal all trash receptacles from the public right-of-way.
- (f) No fewer than six (6) off-street parking spaces shall be provided.
- (g) The property owner shall ensure that the site is always free of debris and trash and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays and never more than 36 hours after the last guest has checked out.
- (h) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.
- (i) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.
- (j) For the property authorized by this Conditional Use Permit, the operator shall obtain and maintain a current, active business license for the property at all times while in operation.
- (k) Each unit must be rented by only one party at a time. No more than eight (8) bedrooms shall be made available for guests and no more than 16 sleeping guests are permitted to stay on the property at any one time.

- (l) The operator shall not allow boarders.
- (m) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while each property is being offered for short-term rentals.
- (n) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. Landscaping on the property shall be tended and maintained in a healthy growing condition, kept free of trash and debris, and replaced when necessary.
- (o) There shall be no parking on any unimproved surface.
- (p) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

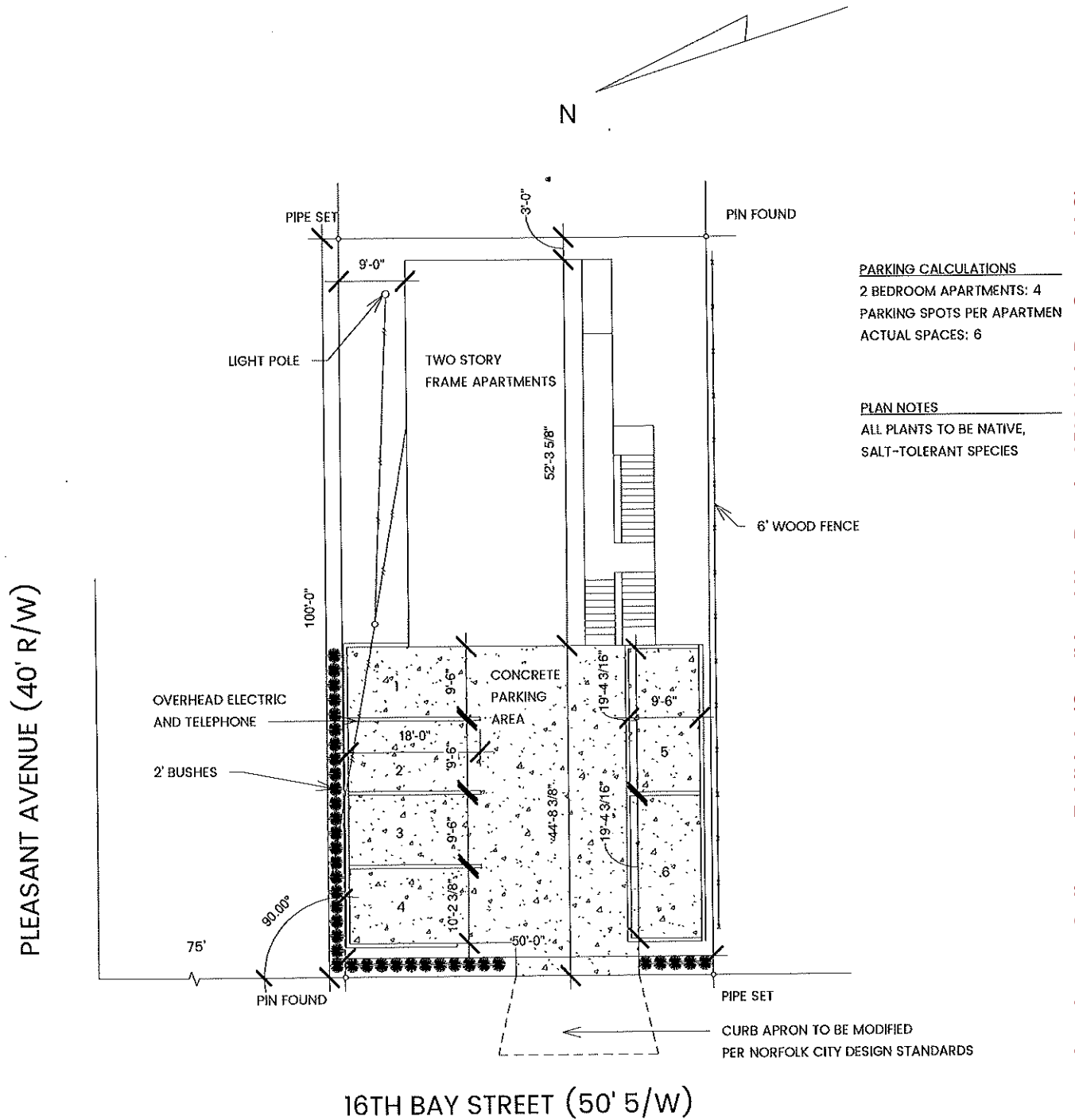
Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

Exhibit A



Attachment: Ordinance Exhibit A (Conditional Use Permit - 9568 16th Bay Street, LLC)

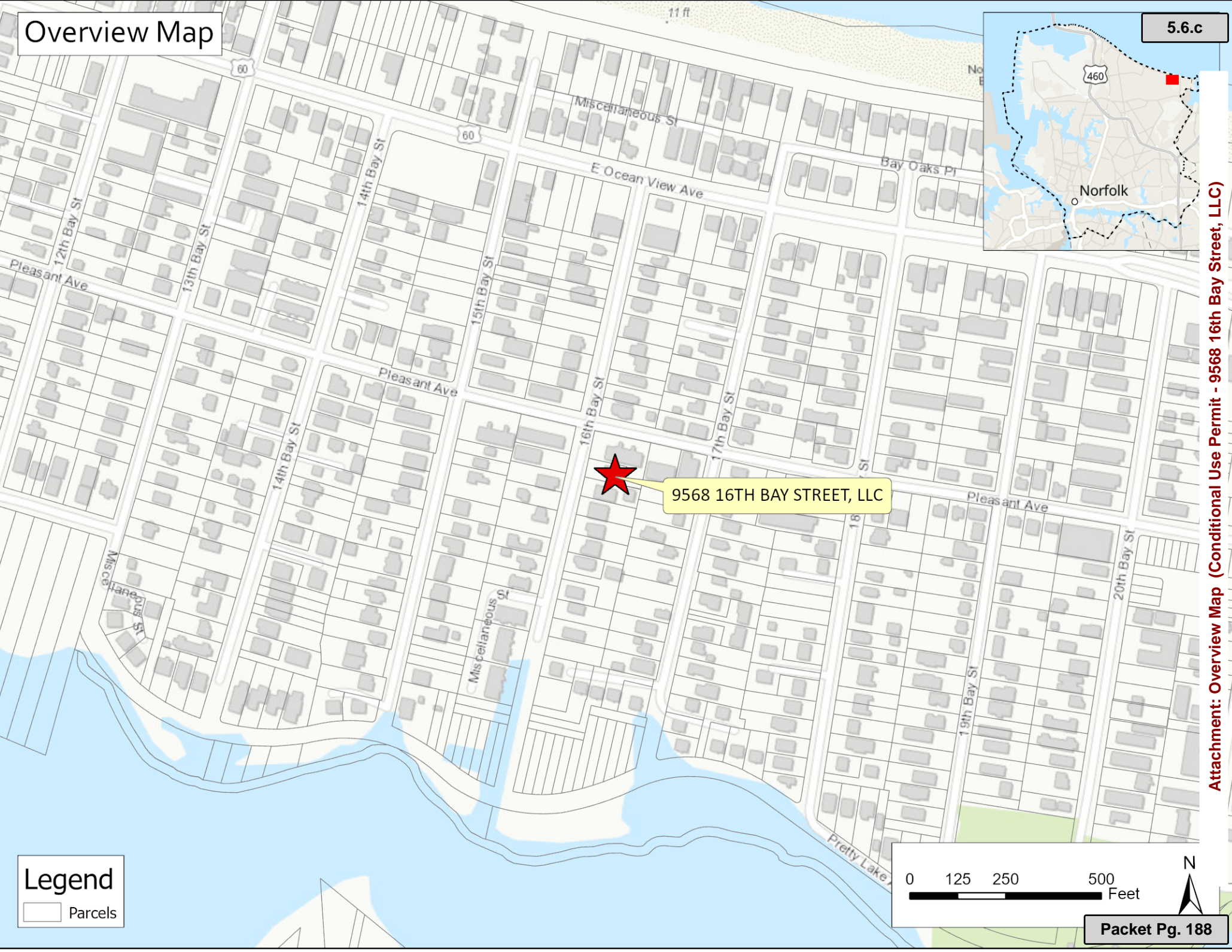
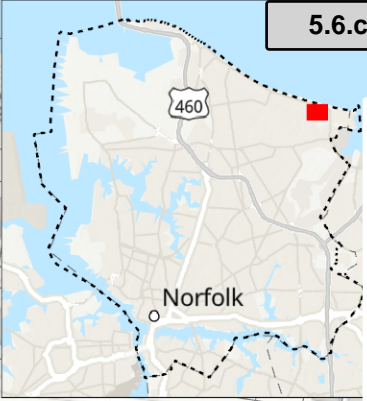
2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

- 1) Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;
- 2) Complies with all applicable zoning district-specific standards in Article 3. Zoning Districts;
- 3) Complies with all applicable use-specific standards in Article 4. Performance Standards;
- 4) Complies with all applicable development and design standards in Article 5. Development Standards;
- 5) Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;
- 6) Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;
- 7) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- 8) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;
- 9) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 10) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- 11) Is served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 12) Maintains adequate parking, loading and other necessary facilities to serve the proposed use;
- 13) Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.
- 14) Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;
- 15) Complies with all other relevant city, state and federal laws and standards; and
- 16) Is required by the public necessity, convenience, general welfare, or good zoning practice.

Overview Map

5.6.c



Legend

Parcels

0 125 250 500 Feet



5.6.d



 Parcels

9524

9538



0 50 100 200 Feet

Packet Pg. 189



**APPLICATION
CONDITIONAL USE PERMIT
Short Term Rental
(Please print)**

Date 9/1/2021

DESCRIPTION OF PROPERTY

Address: 9568 16th Bay St

Single Family Home or Multi-Family Building: Multi-Family

Proposed Use: Short Term Rental in multi-family residential building

Number of Dwelling Units: 4 Total Number of Bedrooms/Bedrooms per Unit: 4: 2 bedroom units

Zoning: R-C

Trade Name of Business (if applicable): 9658 16th Bay St, LLC

APPLICANT*

1. Name of applicant: (Last) Ehardt (First) Brian (MI) G.

Mailing address of applicant (Street/P.O. Box): 251 Granby St

(City): Norfolk (State): VA (Zip Code): 23510

Daytime telephone number of applicant: () 703-477-4061

E-mail address: behardt@ef-capital.com

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) Blomdahl (First) Seth (MI) A.

Mailing address of applicant (Street/P.O. Box): 251 Granby St

(City): Norfolk (State): VA (Zip Code): 23510

Daytime telephone number of applicant: () 757-737-1669 Fax () _____

E-mail address: seth@ef-capital.com

Application
Conditional Use Permit
Page 2

PROPERTY OWNER*

9568 16th Bay St, LLC

3. Name of property owner: (Last) _____ (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 251 Granby St

(City): Norfolk (State): VA (Zip Code): 23510

Daytime telephone number of owner: () 703-477-4061

E-mail address: behardt@ef-capital.com

***(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)**

Partners: Matt Fischer & Brian Ehardt

CIVIC LEAGUE INFORMATION

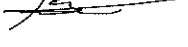
Civic League contact: East Ocean View - Ann Bolen

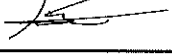
Date meeting attended/held: 9/30 at COVA Brewing at 7:00PM

Ward/Super Ward information: Ward 5 - Tommy R Smigiel Jr.
Super Ward 6 - Andria P. McClellan

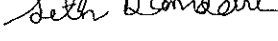
CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: 9568 16th Bay St, LLC Sign:  9/1/2021
 (Property Owner) (Date)

Print name: Brian Ehardt Sign:  9/1/2021
 (Applicant) (Date)

(If Applicable)

Print name: Seth Blomdahl Sign:  9/1/2021
 (Authorized Agent Signature) (Date)



Description of Operations
Conditional Use Permit

Date: 9/1/2021

Trade name of business: 9568 16th Bay St, LLC

Address of business: 251 Granby St, Norfolk VA, 23510

Name(s) of business owner(s)*: Matt Fischer & Brian Ehardt

Name(s) of property owner(s)*: Matt Fischer & Brian Ehardt

Daytime telephone number () 703-477-4061

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

Standard Conditions for Short Term Rentals:

1. The property being rented for use as a Short-Term Rental is not be the owner's primary residence.
2. No rental activity may commence until the operator has received a Zoning Permit and a Business License.
3. This permit is valid for two (2) years.
4. The maximum occupancy of all guests is two (2) for each bedroom being provided.
5. Must provide off-street, paved parking spaces for guests. Parking on unimproved surfaces or City property is prohibited.
6. You are responsible for reporting and paying local transient occupancy and room taxes via your Business License. Business Licenses are renewed annually through the Commissioner of the Revenue.
7. If you are found to be non-compliant with one or more of the items necessary for registration, the following penalties apply:
 - a. First Instance: The City will issue a written notice warning of the violation, requiring corrective action within 14 days. If uncorrected at the end of this period, the violation will constitute a second instance of noncompliance.
 - b. For the second instance during any two-year period, your property will be suspended from the City STR Registry for four (4) months, during which time your property shall be considered unregistered.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2018)

Attachment: Application (Conditional Use Permit - 9568 16th Bay Street, LLC)

- c. For the third instance during any two-year period, the property shall be removed from the City STR Registry and shall be ineligible to be re-registered or otherwise authorized for use as a short-term rental unit for one (1) year.
- 8. Nothing in this permit shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (Va. Code § 55-79.39 et seq.), the declaration of a common interest community as defined in Va. Code § 55-528, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (Va. Code § 55-424 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (Va. Code § 55-508 et seq.).
- 9. The short-term rental unit shall be made available to guests exclusively through the use of one or more online booking platforms that provide, at minimum, listing services throughout all of the United States. If the operator elects to list the property on more than one such platform, then the listing on each platform shall be identical with respect to the type of short-term rental being offered, the number of rooms available, the number of guests that may be hosted, and the areas of the property available to guests.
- 10. The operator shall conspicuously post on the interior of each rental unit and the exterior of the property a sign informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.



Signature of Applicant

THIS IS TO CERTIFY THAT ON APRIL 13, 2004, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

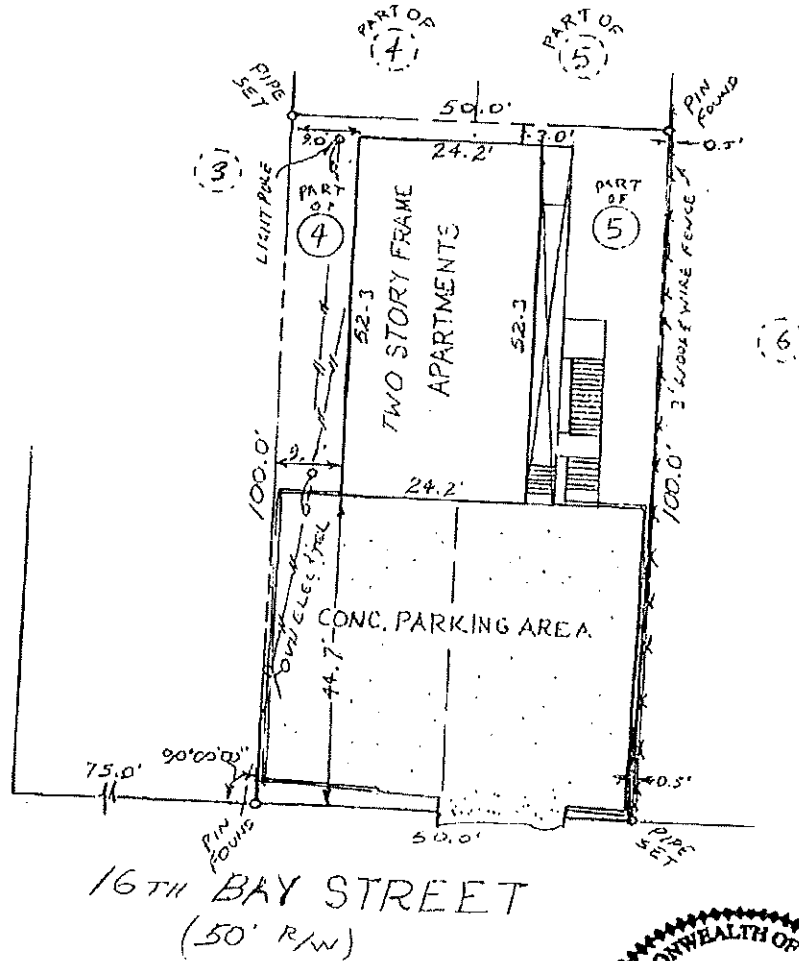
NOTE: A CURRENT TITLE REPORT WAS NOT FURNISHED

THE PROPERTY SHOWN ON THIS PLAT APPEARS TO LIE WITHIN ZONE "A-4" ON THE F.E.M.A. FLOOD HAZARD MAP FOR THE CITY OF NORFOLK VIRGINIA. MAP #510104 0001 D REVISED APRIL 17, 1984

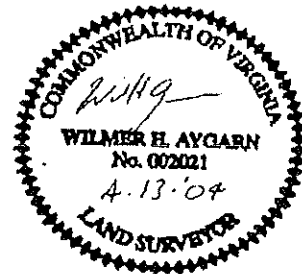
LOT AREA: 5,000 Sq. Ft.

W. H. Aygarn
Wilmer H. Aygarn

PLEASANT AVENUE (40' R/W)



16TH BAY STREET
(50' R/W)

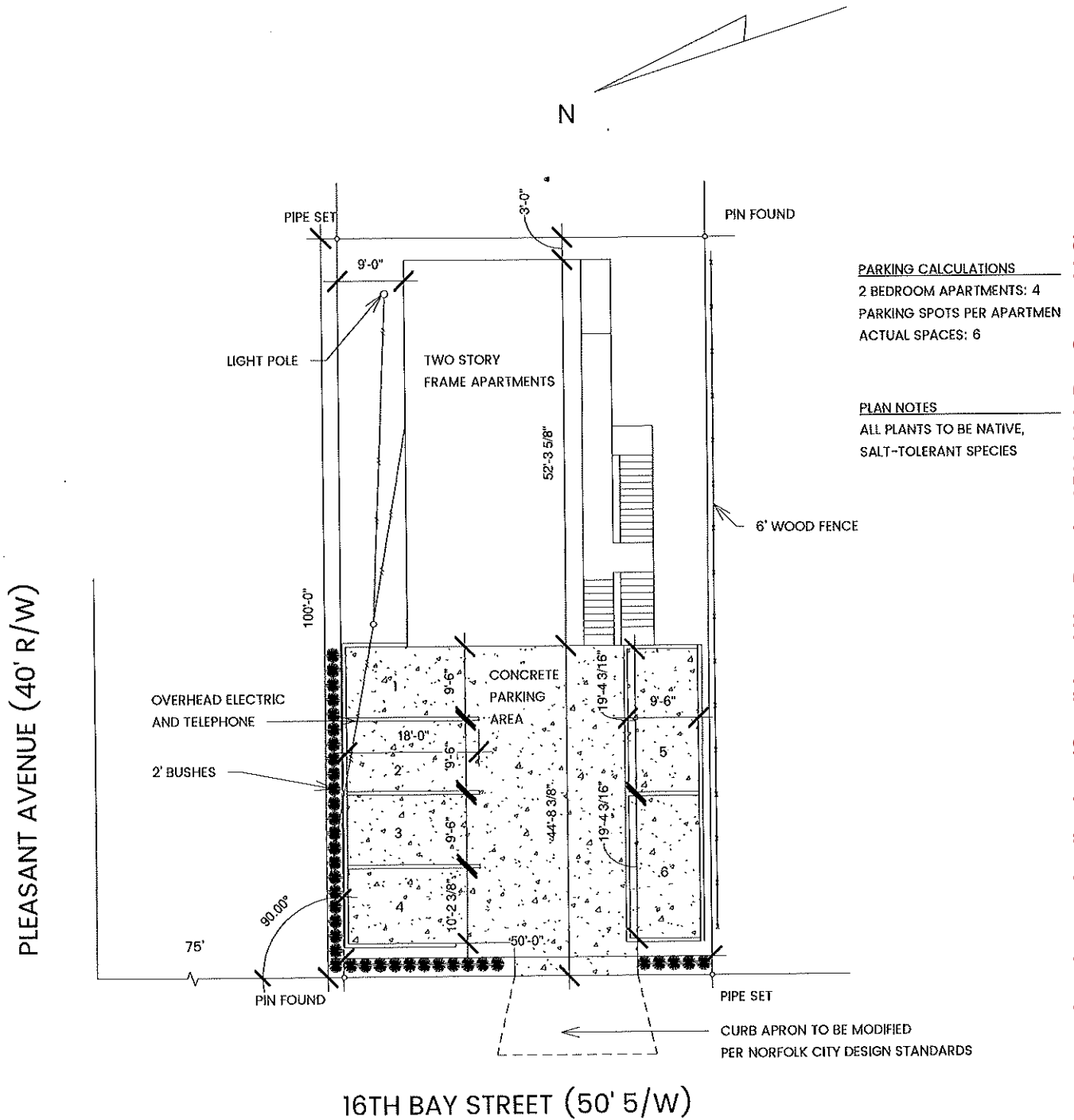


PHYSICAL SURVEY
OF
#9568 16TH BAY STREET; NORFOLK, VIRGINIA
PART OF LOTS 4 AND 5 BLOCK 30
EAST OCEAN VIEW PLAT "A" SECTION No. 2
MAP BOOK 4, PART I PAGE 70 (P.A. Co.)
FOR CHRISTIAN BROTHERS INC.

SCALE: 1" = 20'

Wilmer H. Aygarn, LAND SURVEYOR
NORFOLK, VIRGINIA

DATE: April 13, 2004



Attachment: Application (Conditional Use Permit - 9568 16th Bay Street, LLC)

9568 16th Bay St

Final City Approved Site Plan

9568 16TH BAY ST

FLEXIBLE DURATION RENTAL PLAN

PROJECT GOALS

- * Provide flexible duration rentals (1-night to 1 year)
- * Be an excellent neighbor in the community
- * Bring great tenants to Ocean View and its economy
- * Make Ocean View a great place to live and visit

HOW WE ENSURE EXCELLENCE

- ✓ Local management with 24/7 response team
- ✓ 24/7 security / guest monitoring
- ✓ No renters under 25 years old
- ✓ 50% of guests are 30+ days (remote work, travel nurses, visiting professors, buying home in area, etc.)
- ✓ 50% short-term rentals (<30 days)

WHAT WE ENSURE



High Quality Tenants



Reducing parties or disturbances



Neighbors can reach out for any issue



Reduce parking issues

HOW WE ENSURE IT



-Guest screening before check-in
-Strict guest rules agreed to before check-in

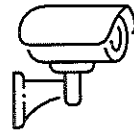


digital locks



24/7

response team



security cameras

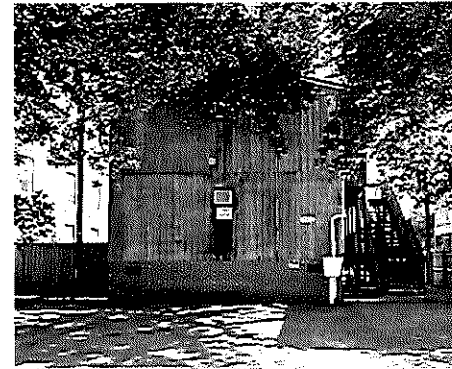


-local team to address issues 24/7



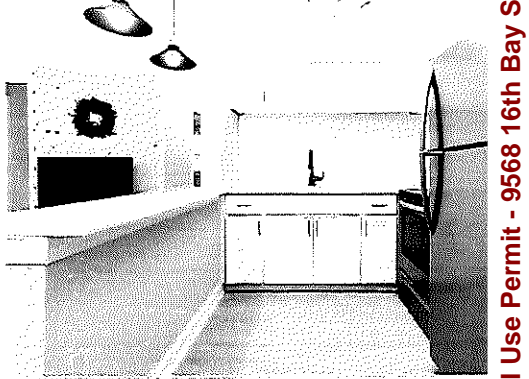
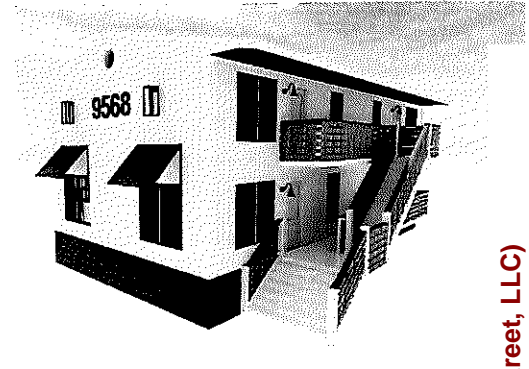
-assigned parking
-security camera monitoring

BEFORE



AFTER

5.6.e



OUR RESULTS



-Recent projects bring better tenants and reduced police calls (typically by more than 60%)



-Greater support of small business in Ocean View
-Revitalizing poor condition properties across Norfolk

CONTACT US

We'd love to chat more on this project and any others to help continue making OV an amazing place to live, work and visit:



EMAIL:

management@ef-capital.com



PHONE:

757-828-7073



OPEN HOUSE:

Date TBD at 9568 16th Bay St

Packet Pg. 196

Zoning Map



Legend

XXXX Conditional Zoning

□ Parcels

0 100 200 400 Feet

Packet Pg. 197

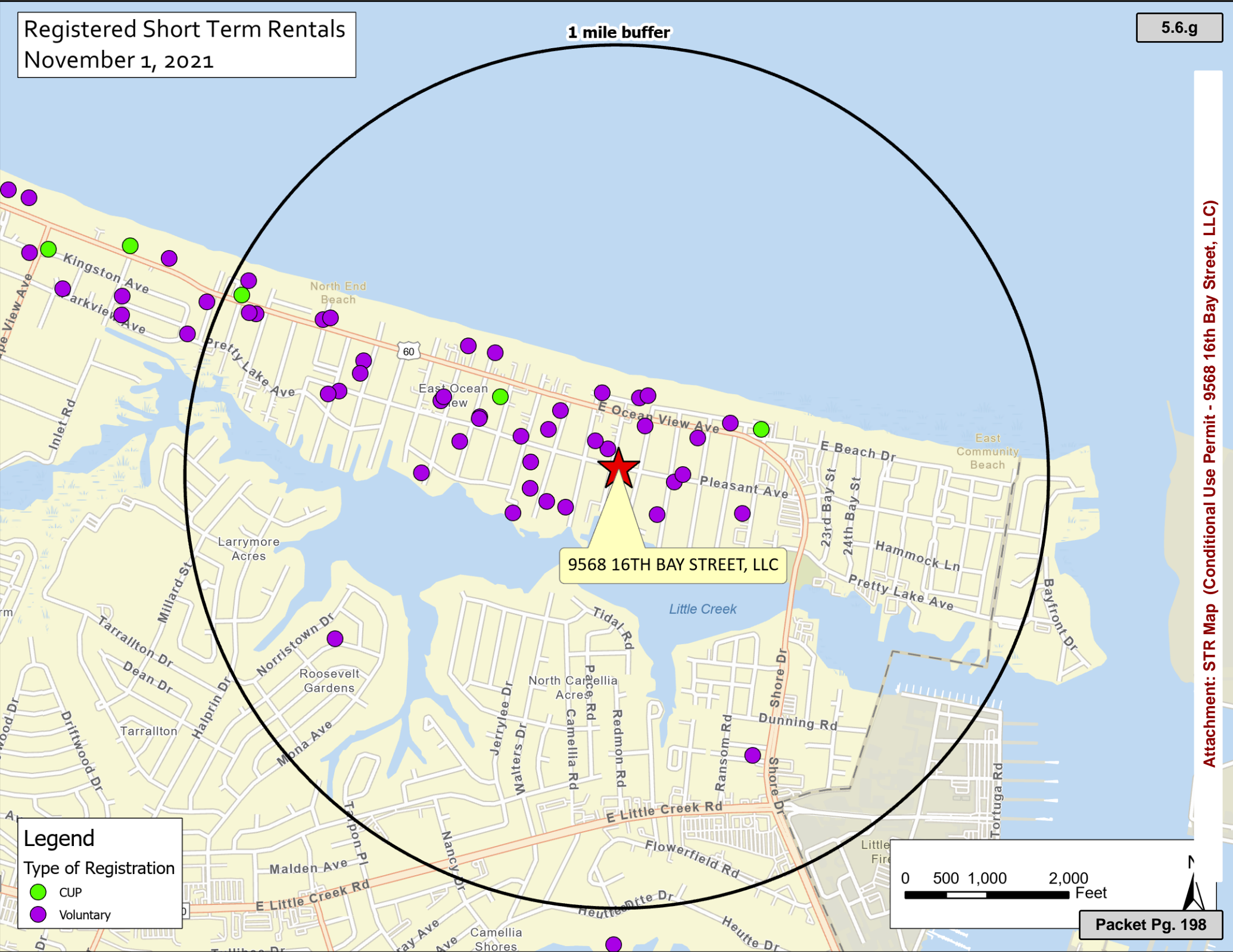
Attachment: Zoning Map (Conditional Use Permit - 9568 16th Bay Street, LLC)

5.6.f

Registered Short Term Rentals
November 1, 2021

5.6.g

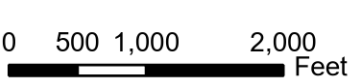
1 mile buffer



Legend

Type of Registration

- CUP
- Voluntary



Price, Edward & Tracy Ann
9601 17th Bay St Unit A
Norfolk VA 23518-1415

Marques, Francisco Heitor
9601 17th Bay St # B
Norfolk VA 23518-1415

Fick, Thomas
9606 16th Bay St
Norfolk VA 23518-1412

Myszak, Jered D
9604 16th Bay St
Norfolk VA 23518-1412

Bunt, Amanda L & Bradley R
9607 17th Bay St Unit A
Norfolk VA 23518-1415

Newell, Michael H
9607 17th Bay St Unit B
Norfolk VA 23518-1415

Smith Joint Revocable Trust
9610 16th Bay St
Norfolk VA 23518-1412

Godfrey, Ashley C
9548 16th Bay St
Norfolk VA 23518-6214

Lilley, Johnny L Jr
Po Box 961282
Fort Worth TX 76161-0292

Smalls, William J & Veronica T Rev Living
Trust
9600 16th Bay St
Norfolk VA 23518-1412

Linder, Andrew D Et Al
9607 16th Bay St
Norfolk VA 23518-1411

Taylor, Andrew & Blair
9609 16th Bay St
Norfolk VA 23518-1411

3515 Pleasant Ave, Llc
251 Granby St
Norfolk VA 23510

3516 Pleasant Ave Llc
251 Granby Street
Norfolk VA 23510

3510 Pleasant Ave Llc
251 Granby Street
Norfolk VA 23510

Scott, Jeffrey & Nicole Marie
3509 Pleasant Ave Unit 101
Norfolk VA 23518-1488

Leyva-Williams, Amber
3509 Pleasant Ave Unit 201
Norfolk VA 23518-1488

Bellomy, Miranda A
3509 Pleasant Ave Unit 301
Norfolk VA 23518-1483

Rodriguez, Alan A
3509 Pleasant Ave Unit 102
Norfolk VA 23518-1488

Lewis, Lisa Irene
3509 Pleasant Ave Unit 202
Norfolk VA 23518-1488

Tao, Zhijian
3509 Pleasant Ave Unit 302
Norfolk VA 23518-1483

Lewis, Rebeka
3509 Pleasant Ave Unit 103
Norfolk VA 23518-1488

Whitaker, Ronald Wayne
3509 Pleasant Ave Unit 203
Norfolk VA 23518-1488

Callaway, Deterris & Deterrion
3509 Pleasant Ave Unit 303
Norfolk VA 23518-1483

17th Bay Street Apartments, Llc
3008 Little Haven Rd
Virginia Beach VA 23452-6104

Scott, Leslie M
1343 E Bayview Blvd
Norfolk VA 23503-3952

Howlett, Gregory
9554 15th Bay St
Norfolk VA 23518-6209

Jimenez, Joel A Et Al
9549 15th Bay St
Norfolk VA 23518-6209

9567 16th Bay St, Llc
251 Granby St
Norfolk VA 23510

Boone Living Trust
Po Box 8218
Norfolk VA 23503-0218

Pry, Jennifer E
9564 16th Bay St
Norfolk VA 23518-6214

Muscarello, Andy August & Monika
9560 16th Bay St
Norfolk VA 23518-6214

Lilleboe, Jeanne M
9565 17th Bay St # 9567
Norfolk VA 23518-6223

Oceanside Properties, Llc
1148 Treefern Dr
Virginia Beach VA 23451-6603

Crandall, Michael A & Stacie L
9557 17th Bay St
Norfolk VA 23518-6223

Bedle, Nathan D & Margret E
9565 16th Bay St
Norfolk VA 23518-6215

Kimmel, Ryan E
9561 16th Bay St
Norfolk VA 23518-6215

Boone Living Trust
Po Box 8218
Norfolk VA 23503-0218

Boone Living Trust
Po Box 8218
Norfolk VA 23503-0218

Howell, Garland T & Doris M
9553 17th Bay St
Norfolk VA 23518-6223

Goodin, Levi Daniel
9556 16th Bay St
Norfolk VA 23518-6214

Herring, Richard & Caren E
9552 16th Bay St
Norfolk VA 23518-6214

9568 16th Bay St, Llc
251 Granby St
Norfolk VA 23510

Sweat, Billy W
9560 15th Bay St
Norfolk VA 23518-6209

East Ocean View, Llc
611 Massachusetts Ave
Norfolk VA 23508

Edwards, John Lee & Miyuki
2505 Tarkington Ct S
Chesapeake VA 23322-2270

Noell, Dustin R & Megan E
9537 17th Bay St
Norfolk VA 23518

J & J Property Developments Llc
1024 Windswept Cir
Chesapeake VA 23320-5006

3601 Pleasant Ave, Llc
251 Granby St
Norfolk VA 23510

Ae Investments, Llc
2441 Haversham Close
Virginia Beach VA 23454-1158

Calcagni, Dante Et Als
5521 Elizabeth Ave
Norfolk VA 23502-1805

Williams, Sherri

From: Williams, Sherri
 Sent: Wednesday, October 27, 2021 12:59 PM
 To: Ortiz, Reynald; Smigiel, Thomas; McClellan, Andria; eovcl.president@gmail.com
 Cc: Brennan, Robert
 Subject: New Planning Commission Items-9568 16th Bay Street
 Attachments: Application.pdf

Attached please find the following information tentatively scheduled to be heard at the December 18, 2021 Planning Commission public hearing:

9568 16TH BAY STREET, LLC for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 9568 16th Bay Street.

The purpose of this request is to allow the existing apartment complex to operate as Short-Term Rental Units.

Staff contact: Robert Brennan at (757) 620-5911, Robert.Brennan@norfolk.gov

Thank You

Sherri Williams
 City Planner I – City Clerk

 Planning Department
 810 Union Street | Suite 508
 Norfolk, VA 23510
 (757) 664-6771 office | (757) 618-5720 cell

Connect with us:

www.norfolk.gov



Attachment: Email to East Ocean View Civic League (Conditional Use Permit - 9568 16th Bay Street, LLC)